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TOWN CLERK-NATICK

Use Regulation Table (Formatting and Clarification) To see if the Town will vote to amend the Natick Zoning Bylaw for the purposes of clarification and user ability through the formatting, notations, and spelling corrections, with no substantive changes, or otherwise act thereon.

Amendments shown with ~~struck-through~~ text are to be removed and underlined text is to be added, such ~~struck-through~~ and underlines will be removed prior to publication in Zoning Bylaw upon approval.

1. Amend Section III-A.1 PERMITTED USES IN DISTRICTS (ZONES AS SET OUT IN SECTION II-A) to amend the notations from P to Y for a permitted use, from O to N for an excluded or prohibited use, and from A to SP for a use allowed under a Special Permit, as shown below.

a. In such Districts no building or structure shall be erected or used and no premises shall be used except as set forth in the "Use Regulations Schedule" herein and in accordance with the following notations:

P-Y - A permitted use.

O-N - An excluded or prohibited use

A-SP - Use allowed under a Special Permit as granted by a Special Permit Granting Authority and as designated elsewhere in this By-Law (RS includes all Single Residence Districts unless otherwise specified)

2. Amend Section III-A.2 USE REGULATION SCHEDULE by re-formatting the Use Regulation Table as a formal table; to amend the notations from P to Y for a permitted use, from O to N for an excluded or prohibited use, and from A to SP for a use allowed under a Special Permit; and further correct typos, as shown below.

	RG	RM	RS	PCD	SH	AP	DM	CII	INI	INII	H
RESIDENTIAL USE											
1.	YP	NO	YP	NO	SPA	YP	(*)	NO	NO	NO	NO
1A.	NO	NO	SPA	NO	NO	NO	NO	NO	NO	NO	NO
2.	NO	NO	NO	SPA	SPA	NO	(*)	SPA	SPA	SPA	NO

	premises by the owner or lessee thereof.																			
	* if such land is used for the primary purpose of agriculture, horticulture, floriculture or viticulture, including those facilities for the sale of produce, wine and dairy products, insofar as a majority of such products for sale have been produced by the owner of the land on which the facility is located, and provided that such parcel is more than five (5) acres in area, no special permit for such use shall be required. Note: For districts FP, HM-I, HM-II, HM-III, LC, HPU see Section III Page 3																			
18.	Greenhouse, nursery and truck garden.	Y P	N O	Y P	N O	SPA	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O
19	Customary home occupation within the principal building conducted by a resident of the premises (or by owners of the premises where such premises about Route 135 (Central Street) and are within the Central Fire District) provided that not more than one other person is regularly employed herein in connection with such use; that not more than twenty-five per cent of the total floor area not to exceed four hundred square feet is regularly devoted to such use; that there is no exterior storage of materials or equipment; and that no display of products is visible from the street. (Art. 64 A.T.M. 1968)	Y P	Y P	Y P	SPA	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O
20.	Building accessory to a dwelling or premises to be used as an office or workshop for the conduct of a professional office or studio or customary home occupation by a resident thereon provided that the same conditions shall apply as hereinbefore set forth for such use in a dwelling (Art. 52 A.T.M. 1974)	SPA	N O	SPA	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O
21.	Dumps and use of land for the disposal of refuse by the sanitary-fill method provided the same is also approved by the Board of Health and vote of the Town.	SPA	N O	SPA	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O
22.	Retail stores.	N O	N O	N O	SPA	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O
22A	Adult Uses ¹ (Art. 48, Spring A.T.M., 4/17/97)	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O
22B.	Body Art Establishments *See Note 2 (Art. 37, Spring A.T.M., 4/24/01)	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O
23.	Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with no repair services excluding used-car lots.	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O	N O

23A	Limited salesroom for motor vehicles (Article 5, FTM, 10/15/13)	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
<p>Note 1: See Section 323.4 Adult Uses (Art. 48, Spring A.T.M., 4/17/97)</p> <p>Note 2: 22B. Body Art Establishments: Body Art Establishments shall be allowable only on parcels of land situated within the Regional Corridor (RC) overlay district upon the grant of a special permit by the Planning Board acting as a Special Permit Granting Authority (SPGA). This use is prohibited on all parcels which are not located totally within the RC overlay district and specifically prohibited on any premises zoned Highway Mixed Use III (HM-III), even if said HM-III premises are overlaid by the RC zoning district.</p> <p>Note: For districts FP, HM-I, HM-II, HM-III, LC, HPU see Section III Page 3</p>																		
24.	Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with repair services and storage including used-car lots.	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
25.	Wholesale or retail office or showroom with inside storage of goods for sale on premises only.	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
26.	For an office, studio or workroom connected and strictly accessory to the residence of the occupant, and in which no activity inappropriate to the district shall be carried on. (Art. 52 A.T.M. 1974)	<u>SPA</u>	<u>SPA</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
27.	Business or professional office or agency, bank or other financial institution (Art. 24 Fall A.T.M. 1996)	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
27A	Administrative offices, clerical offices, statistical offices and establishments for research and development development. (Art. 8 S.T.M. 2 1975)	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
28.	Craft, consumer, professional or commercial service establishments dealing directly with the general public.	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
29.	Undertaking establishment or funeral home.	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
30.	Repair garage for motor vehicles.	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
31.	Commercial parking lot or parking garage, filling or service station.*	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>

* Any special permit granted for this use shall be subject to the provisions of Section VI DD

31A	A facility exclusively for, or whose principal activity is, the changing of oil and related lubrication services on motor vehicles.*	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
31B.	Carwash.**	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
32.	Auto body, soldering, or welding shop.	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
33.	Animal or veterinary hospital providing it is located	<u>SPA</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>

INSTITUTIONAL USES													
45.	Municipal facility and building for public uses and purposes, including a Town-owned dump. (Art. 52 A.T.M. 1974)	SPA	SPA	SPA	SPA	NO	NO	SPA	(*)	YF	YF	YF	NO
46.	Public service and public utility structure including telephone exchange. (Art. 52 A.T.M. 1974)	SPA	SPA	SPA	SPA	NO	NO	SPA	(*)	YF	YF	YF	NO
46A	Wireless Communications Facility, including only a BMWCF, an AWCf, and co-locating a WCF on an existing free standing monopole or lattice tower.Ø	SPA	SPA	SPA	SPA	NO	NO	SPA	SPA	SPA	SPA	SPA	SPA
46B.	Wireless Communications Facility, including only a free standing monopole.Ø (Art. 25, Spring ATM 4/9/19)	SPA	SPA	SPA	SPA	NO	NO	SPA	SPA	SPA	SPA	SPA	SPA
46C.	Indoor Wireless Communications Facility (IWCF).Ø (Amended Art. 30, Fall ATM, 10/8/98)	YF	YF	YF	YF	YF	YF	YF	YF	YF	YF	YF	YF
46D	Facilities for housing telecommunications equipment, such as sites where network systems can be interconnected to the fiber optic highband cable network, or to such network as it may be modified hereafter. (Art. 5, S.T.M. #2, 10/10/00)**	NO	NO	NO	NO	NO	NO	NO	SPA	SPA	SPA	SPA	NO
47.	Church, rectory, convent, parish house, and other religious institutions. †	YF	YF	YF	YF	NO	NO	SPA	(*)	YF	YF	YF	NO
**Special Permit by SPGA in the HM-I, HM-II, HM-III, HPU, RC and HC Districts													
† Except as such Use is otherwise exempted from permitting by Massachusetts General Laws chapter 40A, section 3, or other State or Federal statute, in which case it is subject to Section III – A.7.(Art. 3, STM#1, 5/9/17)													
Note: For districts FP, HM-I, HM-II, HM-III, LC, HPU see Section III Page 3													
48.	Schools: public, religious, sectarian, or private. ‡	YF	YF	YF	YF	NO	NO	SPA	(*)	YF	YF	YF	NO
49.	Licensed nursery school or other use for the day care of children, but not including day or summer private camps operated for profit.* ‡	SPA	NO	SPA	SPA	NO	NO	SPA	(*)	SPA	SPA	NO	SPA
50.	Sanitarium, or nursing, or rest home. (Art. 12, S.T.M. #1 Jan. 21, 1992)	SPA	NO	NO	NO	NO	NO	SPA	SPA	NO	NO	NO	SPA
50A	Health Care facility, including a hospital, diagnostic and health care professional offices.												
	i) under 2500 sq. ft.	NO	NO	NO	NO	NO	NO	YF	YF	NO	NO	NO	YF
	ii) over 2500 sq. ft. (Art. 12, S.T.M. #1 Jan. 21, 1992)	NO	NO	NO	NO	NO	NO	SPA	SPA	NO	NO	NO	SPA
50B.	Assisted Living Residence (Art. 44, Spring ATM, 4/27/10)	SPA	NO	NO	NO	NO	NO	SPA	SPA	NO	NO	NO	SPA

51.	Cemetery	SPA	NO	SPA	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
52.	Library or museum	YP	NO	YP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
<p>* "However, no special permit shall be required for the day care of children in a private residence by a daycare provider, who is licensed and operates under the rules and regulations of the Commonwealth of Massachusetts, Department of Children, and who on a regular basis, receives for temporary custody and care, during part or all of the day, children under sixteen years of age, provided however, in either case that the total number of children under sixteen in a family day care home shall not exceed six, including participating children living in the residence."</p> <p>* "Licensed Nursery Schools and/or Daycare Centers, if located in an existing building, in a (CII), INI, or (H) district, shall not be subject to section VI-DD, "Site Plan Review"; and licensed Nursery Schools and Daycare Centers, shall not be subject to the requirements of section III-A.5, Aquifer Protection District, provided they shall be located in an existing building and further provided no impervious materials shall be added to the site." (Art. 14, 1987 Fall A.T.M.)</p> <p>"‡ Except as such Use is otherwise exempted from permitting by Massachusetts General Laws chapter 40A, section 3, or other State or Federal statute, in which case it is subject to Section III -- A.7." (Art. 3, STM#1, 5/9/17)</p> <p>Note: For districts FP, HM-I, HM-II, HM-III, LC, HPU see Section III Page 3</p>															
OTHER USES															
53.	Commercial Boarding or Training Dog Kennel (Art. 27, Spring TM 4/9/19)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
53A	Commercial Breeder Dog Kennel (Art. 27, Spring TM 4/9/19)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
53B.	Home Occupation/Customary Home Occupation Dog Kennel (Art. 27, Spring TM 4/9/19)	SPA	NO	SPA	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
53C.	Personal Dog Kennel (Art. 27, Spring TM 4/9/19)	SPA	NO	SPA	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
54.	Signs as hereinafter permitted	YP	YP	YP	SPA	SPA	SPA	SPA	SPA	SPA	YP	YP	YP	YP	NO
55.	Other accessory uses normally incidental to a permitted use	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	NO
<p>(Art. 45, Spring A.T.M. 04/27/10 – Deleted Drive in Theatres "D")</p> <p>Note: For districts FP, HM-I, HM-II, HM-III, LC, HPU see Section III Page</p>															